







PARK PLAZA URBAN RENEWAL AREA

DEVELOPMENT ANALYSIS OF
ARLINGTON-HADASSAH PARCEL

MAY 1982

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INTRODUCTION

This report examines the Arlington-Hadassah parcel in the Park Plaza Urban Renewal Area (known formally as the Arlington-Hadassah sub-parcel of Parcel 1.) This parcel, which contains a maximum of 57,500 square feet, is bounded by Boylston Street and the Public Garden, Arlington Street, Providence Street, and Hadassah Way. The purpose of this study is to identify existing conditions on the parcel, determine the parcel's development potential given various applicable restrictions, provide the information necessary to prepare a Developer's Kit, and evaluate development proposals.

➤ Park Plaza is a privately funded Urban Renewal Project. No public funds are, or will be, available for land acquisition, demolition or relocation but the Boston Redevelopment Authority may exercise its powers of eminent domain should the designated developer be unable to assemble the parcels privately; in which case all liabilities associated with acquisition, relocation and demolition will be assumed by the developer in advance of the Authority exercising its eminent domain power. This will be in the form of an escrow account with such additional security as the Authority deems necessary to provide for contingent liabilities.

The purpose of the Plan is to direct the development potential of the strategic, but blighted blocks in and around the Park Square area within the context of a comprehensive set of public improvements, development parcels and design controls.

The Project Area fronts the Boston Common and Public Garden which on the one hand enhances the development potential of the Plan and on the other requires that development is especially sensitive to the environment of the Common and Garden.

The Urban Renewal Plan has gained all necessary approvals; State, environment, City Council and Mayoral.

The major sub-parcel between New Charles and Tremont Streets (Charles/Tremont sub-parcel) has been designated to the Commonwealth of Massachusetts for the construction of a Transportation Building, which will be an office building consolidating all of the transportation and construction agencies of the State. Construction of this 600,000 square foot building started in January 1981 and will be completed in November 1983.

➤ The Hadassah/Charles sub-parcel of Parcel 1, which is adjacent to the Arlington-Hadassah parcel has been designated to Boston Plaza Hotel Associates for the construction of a luxury hotel/condominium project. Construction is scheduled to begin in early Summer 1982 and to be completed in late 1984.

PARCEL
PLAN

PUBLIC
GARDEN

CENTRAL
BURIAL
GROUND

PARCEL 1

PARCEL 3

PARCEL 2

ARLINGTON/HADASSAH
SUB-PARCEL

HADASSAH/CHARLES
SUB-PARCEL

PUBLIC PLAZA
SUB-PARCEL

CHURCH/CHARLES
SUB-PARCEL

PARK SQ.
SUB-PARCEL

PIANO ROW/
BOYLSTON PL.
SUB-PARCELS

CHARLES/TREMONT
SUB PARCEL

SAXON
THEATER
SUB PARCEL

A

B



I. EXISTING CONDITIONS

A. Parcels

15 privately-owned/11 owners	46,607
1 publicly-owned sidewalk and street	10,500
Total area	<u>57,107</u>

B. Buildings

11 buildings / 152,345 sq.ft. (approximate)
Heights range from 75'-16'

C. Vacant Land

3 parcels / 8,654 sq.ft.

D. Tenants

Ground Floor

Restaurant, Bar	5	
Office	1	
Camera Store/Photo	2	
Home furnishings/household goods	1	(Pier I)
Clothing/Shoes	3	
Florist	<u>1</u>	
	13	

Upper Floors

Office/Vacant

E. Groundwater

"For a single level of construction below grade, no serious design problems would be involved. Depending on the exact levels of groundwater in the fill west of Carver Street basement, floors and foundation caps could extend just into the water. This would involve small premium costs which would be more of an annoyance than a large economic factor. There would probably, however, be a tendency on the part of both designer and contractor to raise the general platform level of the project by the few feet necessary to clear the water, thus avoiding the problem. Service tunnels and some mechanical areas might require greater vertical clearance in which case the problem would be more severe, but still not extensive.

With two levels of construction below grade, there is no doubt that at least the lower level would be below groundwater everywhere on the site. Heavy construction to resist water pressures and waterproofing would, therefore, be required in the eastern third of the site, the possibility of eliminating water pressures by the use of relatively inexpensive drainage systems would be considered.

Martini Carl
Robert Epstein

R. S. R. Realty Company, Inc.

R. S. R. Realty Company, Inc.

Arlington - Hadassah Parcel

Arnie Leader

Gellotte
Realty Co.

G.J. Tecci

McDonald's Corporation

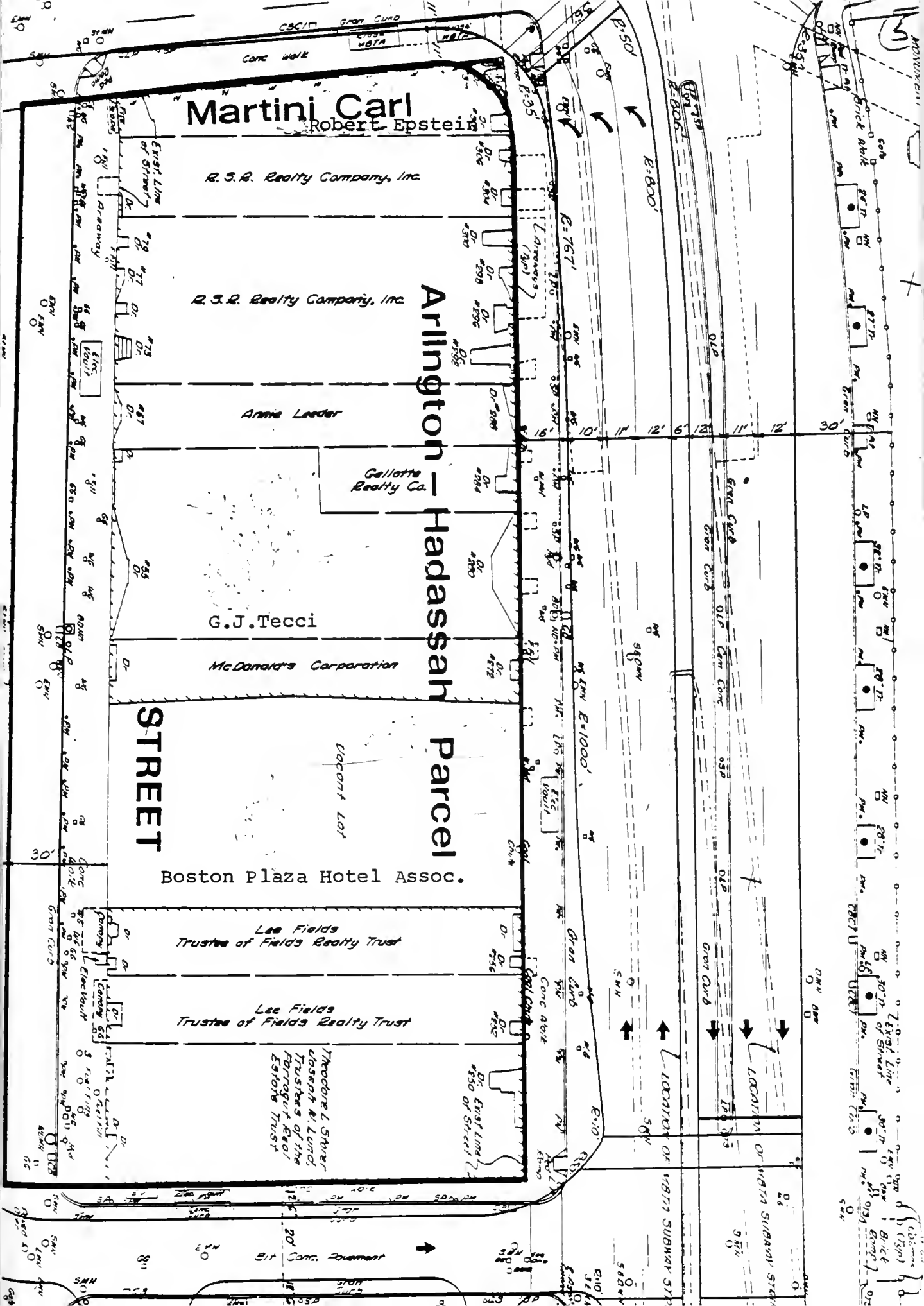
STREET

Boston Plaza Hotel Assoc.

Lee Fields
Trustees of Fields Realty Trust

Lee Fields
Trustees of Fields Realty Trust

Theodore L. Shiner
Joseph A. Lund
Trustees of the
Parquet, Geo.
Estate Trust



It should be noted that design of all areas below groundwater levels should be based on the criterion that water levels beneath adjacent property cannot be adversely affected. Careful investigation and analysis would be required to ensure that this criterion is met. Technically, there is no reason to expect that it would not be met.

F. Wind

Corner of Arlington and Boylston is one of three general areas within Park Plaza with winds in the 20 m.p.h./excess of 11% frequency. The cause at this location is the exposure of the proposed low building corner to winds blowing across the Public Garden.

Although the wind speeds at this corner have been considerably reduced relative to those caused by the previously proposed high-rise tower, there still remains a residual windiness caused by the currently proposed heights of 85' setback to 130'. The gross configuration of the building on this corner has a large effect on the wind speeds, but also the detailed geometry and surface texture of the architecture at the corner will be significant. Arcades, canopies and strategically located baffles could all relieve the impact of wind on pedestrians. These mitigating measures will be evaluated by further test with a larger scale model and when much more is known about the final design of the building.

G. Shadow (See shadow distribution map)

Providence Street between the Park Plaza and proposed Arlington/Hadassah development in winter is in almost constant shadow which is reduced progressively but marginally by mid-summer, when there would be an hour or two of sunlight in the early afternoon. This area will be primarily used as a drop-off for the Park Plaza and as a pedestrian route from Arlington Street to the Park Square Plaza. As a zone of transition, sunlight would be a bonus to this area, but is not essential.

H. Financial Information

Assessed Value

Land	\$ 1,248,400
Buildings	\$ 670,600
Total	\$ 1,919,000

Taxes - \$443,091 (not including abatements)

Recent Sales

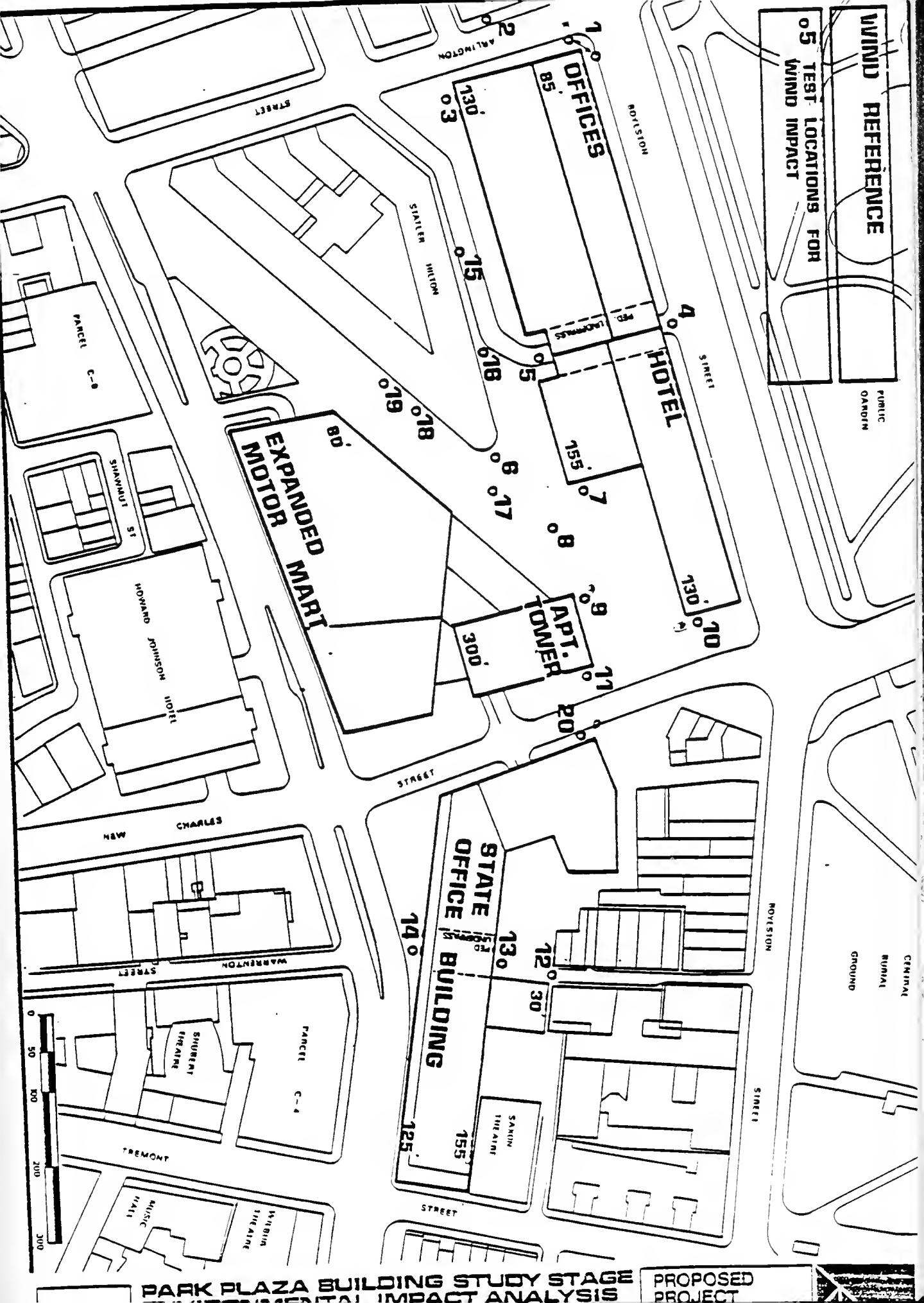
1.	280 Boylston	2/3/82	\$725,000	\$106. sq.ft.
2.	308-310 Boylston	6/3/81	\$381,452+	\$155.+ sq.ft.
3.	260-70 Boylston	7/16/80	\$425,000	\$ 49. sq.ft. (Just for land)
4.	252 Boylston	8/20/76	\$ 70,000	\$ 24. sq.ft.

WIND REFERENCE

05 TEST LOCATIONS FOR WIND IMPACT

PUBLIC GARDEN

CRIMINAL MURDER GROUND



DATA SUMMARY OF PERCENT OCCURRENCE FREQUENCIES FOR
WIND SPEED RANGES 0-10, 10-20, & > 20 mph
FOR 2.8 MILLION SQ. FT PARK PLAZA DEVELOPMENT

Location	mph		
	0-10 %	10-20 %	> 20 %
1	46.5	39.3	14.2
2	75.2	19.2	5.6
3	56.0	32.3	11.7
4	77.0	19.0	4.0
5	65.0	28.3	6.7
6	63.0	31.5	5.5
7	77.4	19.4	3.2
8	50.6	39.0	10.4
9	42.4	41.9	15.7
10	49.4	37.7	12.9
11	66.3	27.7	6.0
12	75.0	21.0	4.0
13	64.1	29.0	6.9
14	59.5	33.6	6.9
15	75.2	22.1	2.7
16	77.2	19.7	3.1
17	62.6	28.0	9.4
18	68.6	24.8	6.6
19	68.9	24.8	6.3
20	44.9	34.9	20.2

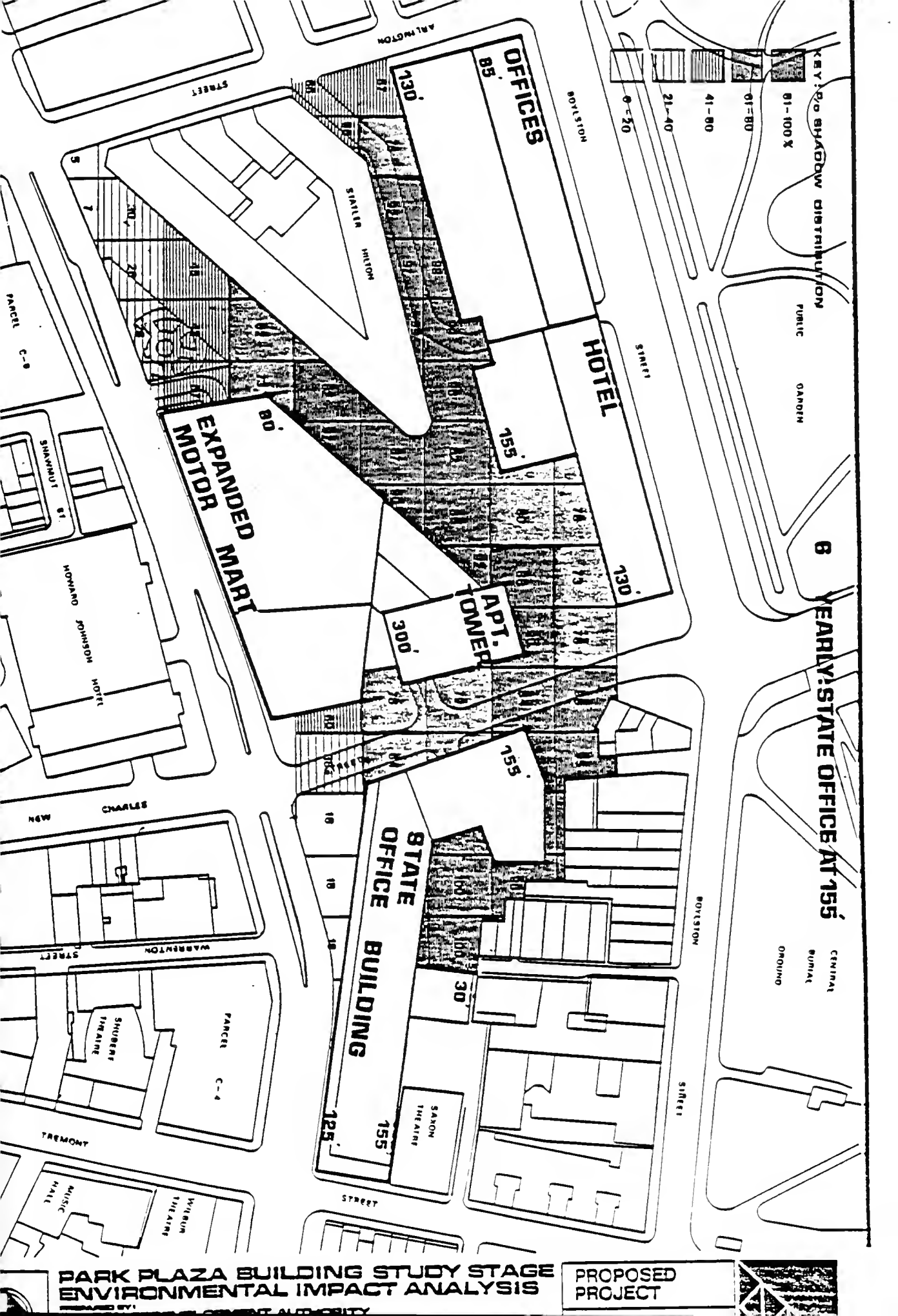
* Test locations in vicinity of Arlington-Hadassah parcel

KEY: P.O. SHADOW DISTRIBUTION
 01-100 X
 01-80
 41-80
 21-40
 0-20

PUBLIC GARDEN

8 YEARLY STATE OFFICE AT 155'

CENTRAL
 BUNIAL
 GROUND



PARK PLAZA BUILDING STUDY STAGE
 ENVIRONMENTAL IMPACT ANALYSIS

PROPOSED
 PROJECT

Recent Improvements

Major rehab at 250 Boylston (garden building) and 308-310 Boylston.
(Martini-Carl)

II. EXTERNAL CONTROLS/ASSUMPTIONS

A. Urban Renewal Plan

1. Planning Objectives (general)

- To provide a lively mixture of mutually reinforcing uses with emphasis on residential and daytime plus evening activity.
- To carefully integrate, as to scale and activity, the new development with the surrounding areas - especially in the relationship of the buildings and uses along Boylston Street to the adjacent Boston Common and Public Garden.
- To provide multilevel attractive and continuous pedestrian areas through the Project with maximum separation between vehicular and pedestrian movements and convenient interfacing with other transportation modes (transit, taxi, auto, pedestrian).

2. Building Design Objectives (general)

- To create multi-use new structures, with the lower elements built close to the street lines so as to maintain the urban character.
- To build with materials whose color and scale relate well to the existing Boston architecture of Back Bay, Beacon Hill, and Bay Village.
- To create a new and pleasant environment within the public and semipublic areas to maximize the use of such areas and add a new dimension to the downtown commercial and entertainment areas.

3. Land Use and Building Requirements for Arlington/Haddassah

Permitted Uses

Commercial, office, residential, hotel, entertainment, open space and cultural.

Parking permitted below grade only.

Height

85' maximum for 50' depth from property line along Boylston Street and 130' maximum on the remainder of the site.

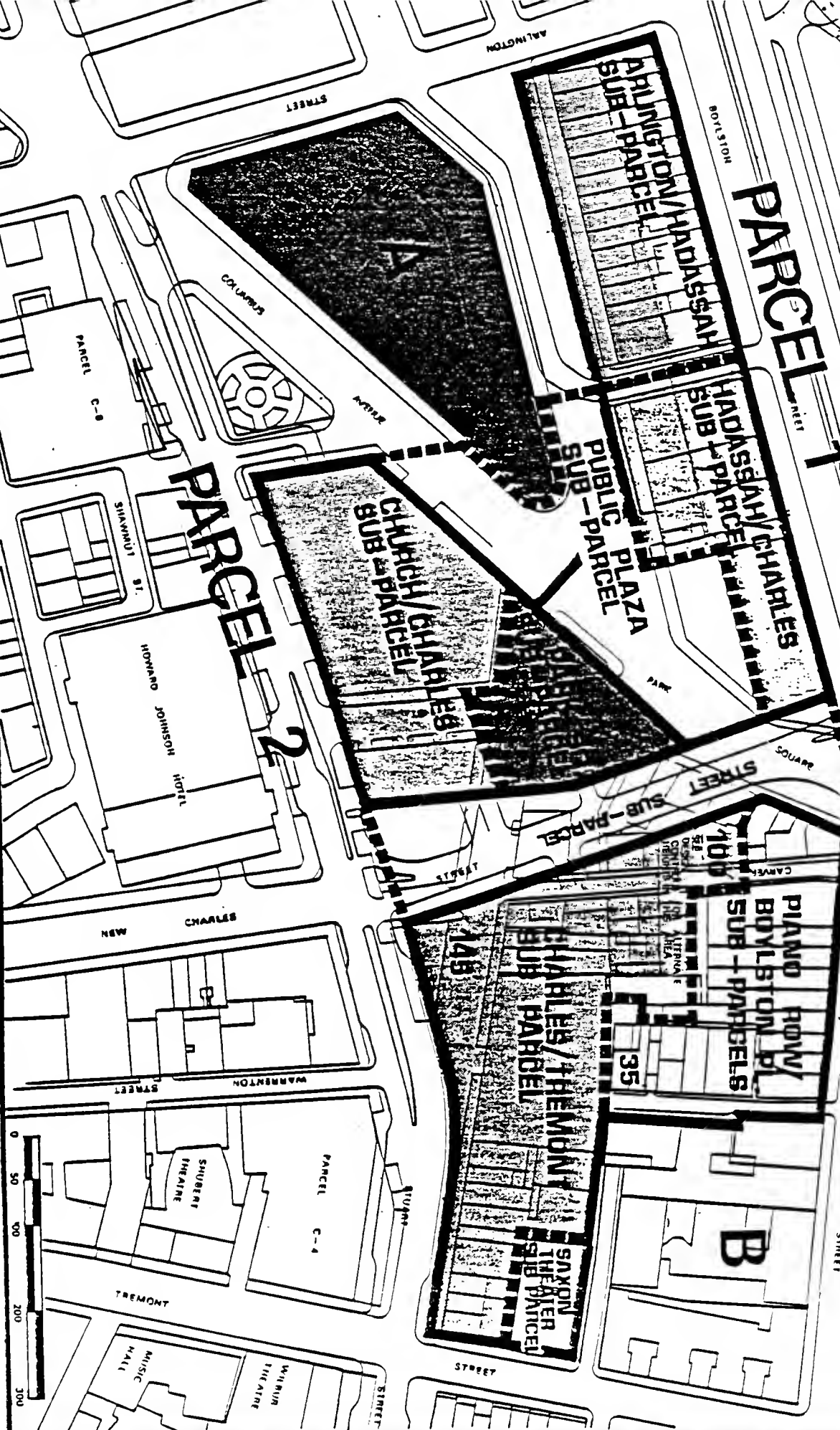
CONTROLS

KEY	85'	155'
unless otherwise noted		
	130'	300'

PARCEL 3

PARCEL 1

PARCEL 2



Vehicular Access

No curb cuts are permitted if access for servicing or parking is provided and is feasible at subgrade from either the Plaza or Hadassah/Charles subparcels. If no such access is feasible then the necessary access and servicing shall be provided from the Providence Street area and in accordance with the provisions of Section F.2.c(2) of this Plan.

Other Requirements

Forty-five foot pedestrian, vehicular and utility easement along the Hadassah Way alignment.

Direct linkage of peripheral arcades to those included within redevelopment of abutting parcel.

Provide weather protected connection from development to the Arlington Street subway. This connection shall link the station to the arcade system required around the grade level periphery of the redeveloped buildings.

Landscaping and Screening

All open areas must be suitably landscaped so as to provide a visually attractive environment.

Utilities

The placement or replacement of all private and public utilities shall be underground, and disposition parcels may be subject to easements and other rights as appropriate in accordance with this requirement.

Provisions for Handicapped Persons

All new buildings and facilities in the Project Area shall be so designed that persons in wheelchairs can enter, travel about, and leave the building in a convenient manner without obstruction.

**GROUND LEVEL
DESIGN CONTROLS**

KEY

RETAIL

ARCADE

OPTIONAL ARCADE

PEDESTRIAN AREA

PEDESTRIAN EASEMENT

**PUBLIC
DANDEN**

CENTRAL
BUREAU
GROUP

PARK PLAZA BUILDING STUDY STAGE ENVIRONMENTAL IMPACT ANALYSIS

**PROPOSED
PROJECT**

Off-Street Loading

NUMBER OF BAYS REQUIRED BY GROSS
FLOOR AREA OF STRUCTURES

Gross Floor Area (in thousands of square feet)	Office and General Commercial		Retail and Wholesale	
	36' min.	25' min.	36' min.	25' min.
Under 15	0	0	0	0
15 to 50	1	0	1	0
50-100	1	0	1	1
100-250	1	1	2	0
250-400	2	0	2	1
400-550	2	1	2	2
550-700	2	2	3	1
700-850	3	1	3	2
850-1,000	3	2	3	3
1,000-1150	3	3	4	2
1,150-1300	4	2	4	3
over 1,300*				

* One additional space of 25' minimum length has to be provided for every 150,000 square feet or fraction thereof, over 1,300,000; OR one space of 36' minimum length has to be provided for every 300,000 square feet over 1,300,000 PROVIDED that half of all spaces are 36' long or longer. Within this limitation 2 spaces 25 to 36 feet long are interchangeable with one space 36' or longer.

The above controls shall apply unless a developer or owner can demonstrate to the satisfaction of the Authority that the off-street loading needs of the property will be met adequately in other ways or that the lack of such loading facilities will not be detrimental to surrounding areas of the Project. Provision shall be made so that all movement of trucks for loading is accomplished within the site. Loading provisions that require a truck to back up into traffic to get in or out of a loading dock are expressly prohibited.

Other On-Site Improvements

All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained, by the then owner, in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and

disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained by the then owner. Open storage of materials, equipment, or merchandise shall not be permitted in any section of the Project Area.

Sign Control

Signs within the Project Area shall be restricted to an identification of the use of and goods available on the premises. All signs must be suitably integrated with the architectural design of the structure which they identify. No signs or advertising shall be placed on the exterior facade on or above the floor level of the third floor of any structure. No sign shall project above the roof of the structure on which it is mounted. The size, design, location, and number of signs, the placement or replacement of any sign, or any exceptions to the above controls shall be subject to the approval of the Authority and any other body charged at the time with the control of outdoor advertising.

Parking

All parking structures shall be designed so as to provide one entrance lane for each 300 parking spaces provide. Each entrance must have sufficient reservoir space to avoid vehicle back up onto public streets.

Subway Facilities

Provision shall be made by the redeveloper for connections to subway facilities in accordance with the Land Disposal Map, and disposition parcels may be subject to easements and other rights as appropriate therewith.

B. Park Plaza E.I.R. (It should be noted that the following is provided for informational purposes only as many of the numbers have changed or been updated since the E.I.R. was published in 1976).

1. Basic Design Controls

Frontage Requirements/Arlington to Hadassah Way

Maximum Height Street Facade	85 ft.
Upper Story Setback	50 ft.
Maximum Total Height	130 ft.

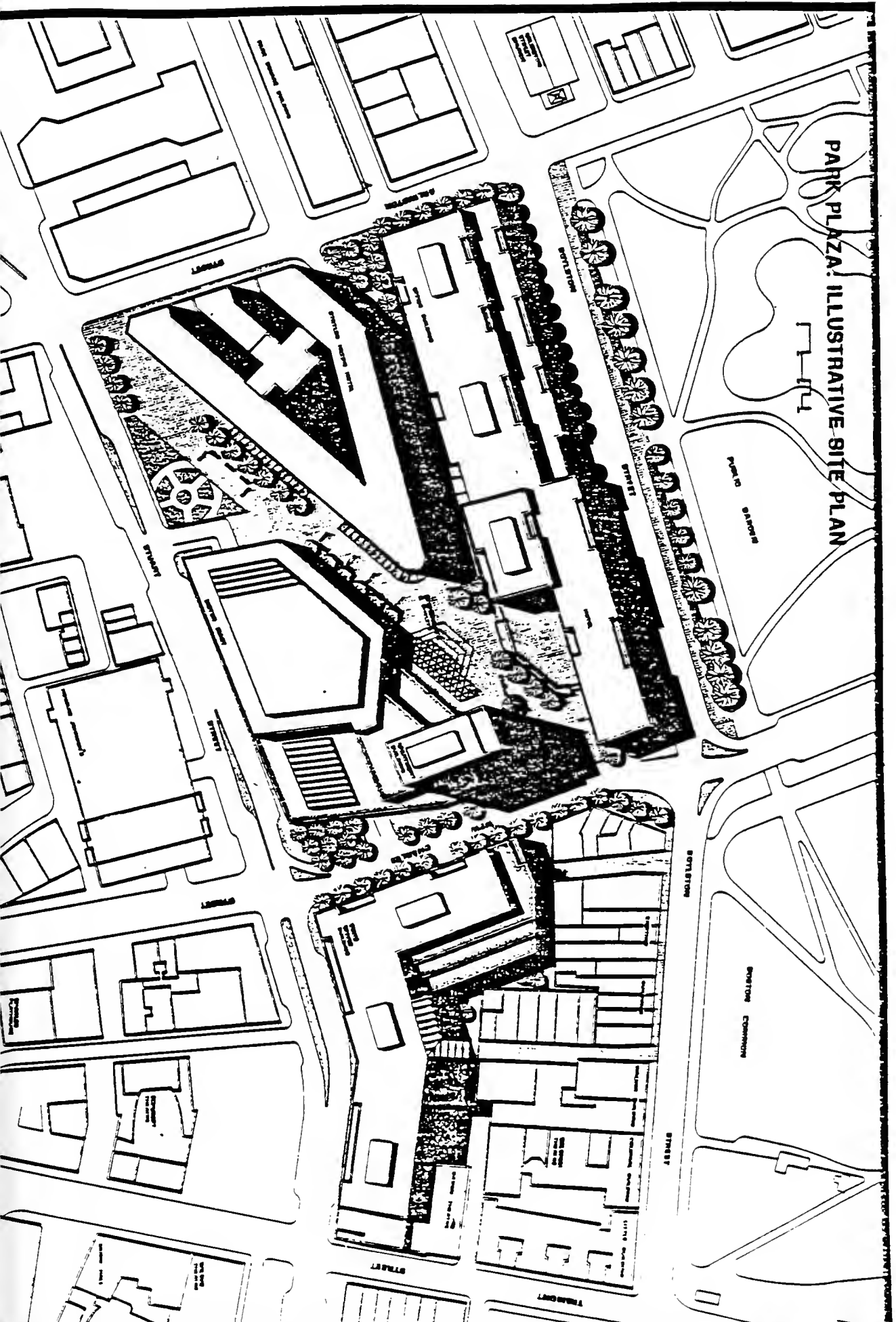
2. Other Design Controls

Provision of grade level North-South Pedestrian Easements along Hadassah Way.

3. Acquisition Requirements

Arlington/Hadassah 65,407 s.f. - 46,607 private
18,800 public

PARK PLAZA: ILLUSTRATIVE SITE PLAN



4. Cost of Real Property Acquisition (estimated)

Arlington/Hadassah - \$3,695,000

5. Relocation

Arlington/Hadassah - 0 households - 48 businesses
\$967,000 estimated cost

6. Demolition

Arlington/Hadassah - 2,493,000 vol./cu.ft. - \$257,000 estimated cost.

7. Disposition

Arlington/Hadassah - 65,407 sq.ft. area - \$5,201,000 estimated land
assembly cost.

Summary of Land Costs - Arlington/Hadassah

Acquisition

Private	\$ 282,000
Public	3,695,000
Demolition	257,000
Relocation	967,000
Total	<u>\$5,201,000</u>

8. Proposed Project Construction - Arlington/Hadassah

Retail Offices	55,000 sf.	1 floor	15' height
165x400	330,000 sf.	5 floors (2-6)	8' height
115x400	185,000 sf.	4 floors (7-10)	130' height
Subtotal	<u>570,000 sf.</u>		

9. Excavation Requirements - Arlington/Hadassah

Single Basement Area	65,000 sf.
No. of Basements	1
Total Area	65,000 sf.
Total Volume excavated	975,000 cubic foot

(assumes basement and foundation slab 15' high)

III. PREVIOUS DEVELOPMENT PROPOSALS

A. Infill Housing (BRA Isometric) No Date

Retains 5 buildings (250, 252, 292-300, 304-306, 308-310 Boylston Street).

Remainder of Site

5 and 6 story structure with appearance of individual townhouses.

B. Office Building (BRA Park Plaza Illustrative Site Plan)

September 1976(?).

Building covers entire site and is attached to hotel.

IV. ALTERNATIVE DEVELOPMENT SCENARIOS

The Arlington-Hadassah parcel has a total of 57,500 square feet which includes 47,000 square feet of privately owned land in 15 parcels and 10,500 square feet of publicly owned land presently the Providence Street sidewalk and part of Providence Street. The public portion of the parcel poses special problems since it includes a great many public utilities which would have to be relocated.

There appear to be at least 3 options for dealing with this public land area. In the past, the assumption was that the BRA would pay for the engineering and removal of these utilities from the building footprint, and that after appraisals the land would be sold to the developer. However, the City's current financial squeeze has meant that any utility work must be done by the developer at his expense. Macomber, in the next block, recently decided to avoid all this and has kept the new hotel within the existing parcel boundaries.

Option A: Keep existing parcel boundaries - leave utilities where they are and 10,500 sq.ft. in public ownership. Build only on privately owned portion of the parcel.

Option B: Developer pays for engineering and removal of utilities from publicly owned area. Rough estimate of \$500,000 for utilities work. Appraisals made and City/BRA sells to develop for approximately \$250,000.

Option C: Public funds become available (Park Plaza bond issue per ex.) and BRA removes utilities from publicly owned area and then sells to developer for \$750,000.

Depending on the use of the public street and sidewalk, (10,500 square feet) the Arlington-Hadassah parcel would total either 47,000 square feet or 57,500 square feet.

The possible building area would be affected by the use of the public street and sidewalk (10,500 square feet), the height controls of 85 ft/130 ft., and possible requirements for arcades and subway connections.

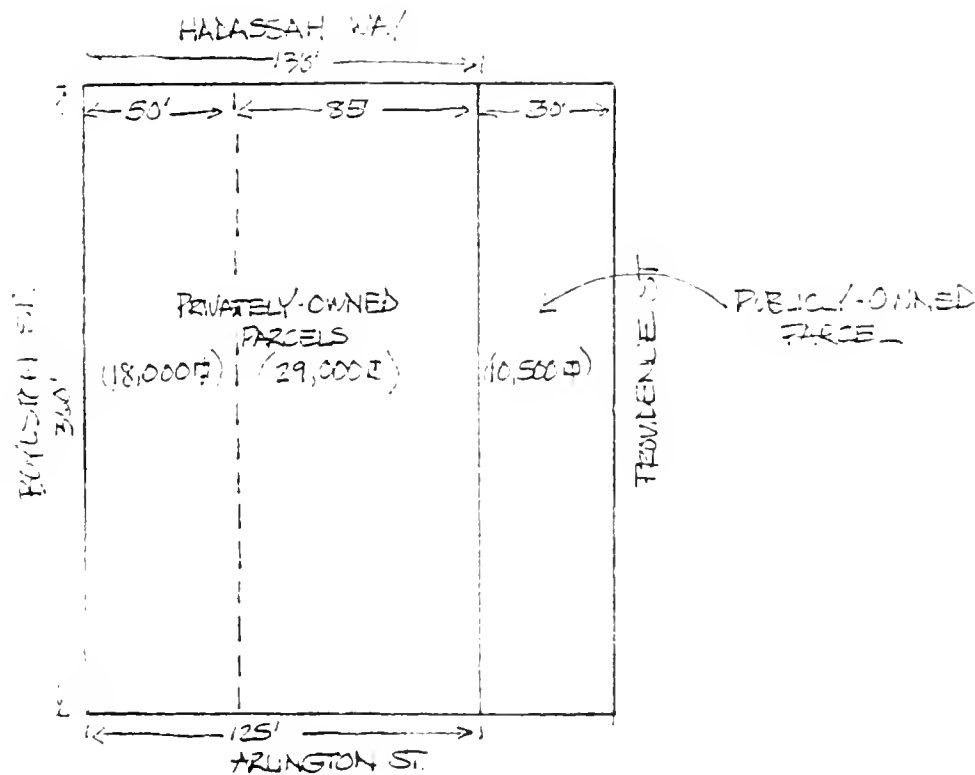
The maximum building area (assuming 9-foot average floor heights) would be 715,000 square feet, including 9 floors of 57,500 square feet each and 5 floors of 39,500 square feet each.

If the public sidewalk and street portion of the parcel is not built upon, the building area would total 568,000 square feet including 9 floors of 47,000 square feet each and 5 floors of 29,000 square feet.

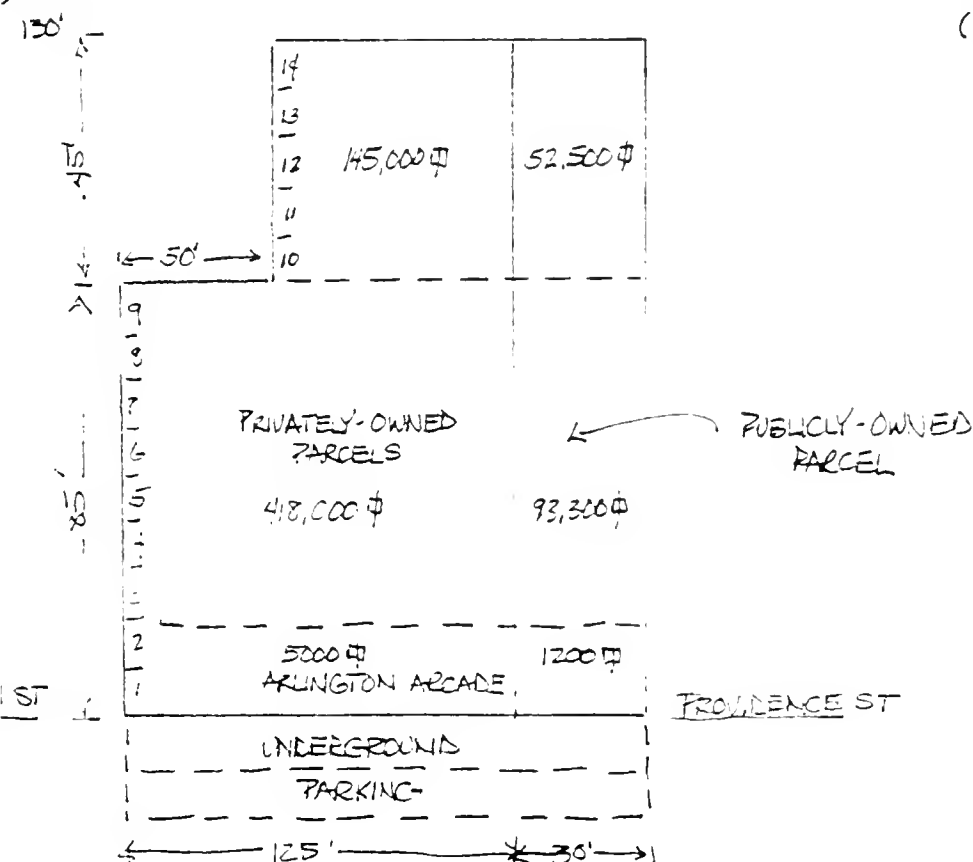
A public arcade and subway connection along Arlington Street could reduce the first and second stories of 3,100 square feet each leaving 563,000 square feet in the scheme which covers the entire parcel and 708,800 square feet in the scheme which covers only the privately owned portion of the parcel.

APARTMENT BUILDING

LAND AREA



BUILDING AREA (SECTION)



TOTAL PRIVATELY OWNED PARCELS (EXCLUDING GARAGE + ARCADE)

	563,000 Φ
RETAIL	25,000 Φ
LOBBY/GARAGE	
ENTRANCE	19,500 Φ
RESIDENTIAL	518,500 Φ
(AVERAGE	
UNIT SIZE 1500 Φ =	347 UNITS

(GARAGE	94,000 Φ
(ARCADE, OUTDOOR	5000 Φ

NOT TO SCALE

→ Land Area (see diagram)

Privately-owned parcels	130' x 360' =	46,800 sq.ft. say 47,000 sq.ft.
Publicly-owned	30' x 355' =	10,650 sq.ft. say 10,500 sq.ft.
Street and sidewalk		
Total	165' x 355' =	58,575 sq.ft. say 57,500 sq.ft.

→ Building Area (see diagram)

<u>Floors</u>	<u>Privately-Owned Parcels</u>	<u>Publicly-Owned Parcels</u>	<u>Total</u>
1-9	418,000 square feet	93,300 square feet	511,300 sq.ft.
9-14	145,000 square feet	52,500 square feet	197,500 sq.ft.
Total	563,000 square feet	145,000 square feet	708,800 sq.ft.

Estimated Costs

	<u>\$75 per sq. ft.</u>	<u>\$100 per sq. ft.</u>	<u>\$125 per sq. ft.</u>
Estimated Acquisition Costs			
Privately-Owned Parcels (47,000 sq.ft.)	\$ 3,525,000	\$4,700,000	\$ 5,875,000
Publicly-Owned Parcel (10,500 sq.ft.)*	<u>787,500</u>	<u>1,050,000</u>	<u>1,312,500</u>
Total Acquisition Costs	\$ 4,312,500	\$5,750,000	\$ 7,187,500
Estimated Demolition Costs	<u>\$ 500,000</u>	<u>\$ 500,000</u>	<u>\$ 500,000</u>
Total	\$ 4,812,500	\$6,250,000	\$ 7,687,500
(Estimated Relocation Costs)**	(<u>\$950,000</u>)	(<u>\$950,000</u>)	(<u>\$ 950,000</u>)
Total with Relocation	\$ 5,762,500	\$7,200,000	\$8,637,500

* Assumes publicly-funded removal of utilities and then sale to developer.

** It is possible that relocation benefits will have to be paid to the approximately 45 businesses now on the block.

V. CONSIDERATION FOR DEVELOPERS KIT - (Based on design and use guidelines and controls in Park Plaza Plan, E.I.R., previous staff recommendations, and known site conditions).

A. Building Constraints

- Engineering and removal of utilities necessary on Providence Street portion of parcel.
- Forty-five foot pedestrian, vehicular and utility easement along the Hadassah Way alignment. (Assumes above street connection to hotel).

B. Use

- Primary use office or residential.
- Ground facades with active, retail uses on Boylston Street, Arlington Street and Providence Street (Hadassah Way?).
- Service access should be from Providence Street.
- Parking may be provided below grade only.

C. Design

- Building height shall not exceed 85' along Boylston Street to depth of 50'. Remainder of parcel must not exceed 130'.
- Building materials must relate well in color and scale to existing architecture of Back Bay, Beacon Hill, and Bay Village.
- Pedestrian easements in form of covered arcades of a minimum of two stories in height and 15 feet in width must be provided.
- Building must be designed to allow for future street widening at Boylston-Arlington corner.
- A weather protected connection must be provided from development to the Arlington Street subway.
- Major entrances on both Boylston and Providence Streets. Facades must be of equal quality on both streets.
- Building must complement the Four Seasons Hotel, adjacent to the site.
- Existing buildings on site could be retained, rehabilitated and integrated into overall development.
- 1% of construction budget is required to beautify the Boston Common and Public Garden and to works of art in accordance with policies established by the BRA.

D. Public Improvements

- Reconstruction of public sidewalks surrounding parcel and construction of Providence Street Pedestrian Way including street trees and furniture.

E. Maintenance of the Public Areas

- Some arrangement, either financial or in services, contributed to the maintenance of the adjacent public amenities including the Public Garden and Providence Street Pedestrian Way.

VI. ISSUES ADDRESSED AS PART OF DEVELOPMENT ANALYSIS

A. Traffic Improvements

- Corner of Boylston and Arlington - Should this be reserved for construction of English System on Boylston Street?
- Providence Street - Will this remain as the primary connector to St. James or function as a service road only (allowing for greater pedestrian space along the Providence Street side of the parcel)?
- What will be the sequence of highway improvements and how will the timing relate to the development of the parcel?

B. Parking

- Any parking on the parcel must be underground. Should parking be required, if so, how much? (EIR suggests 150 spaces in one basement level under building assuming construction of new Statler Hilton).

C. Design

- Building Footprint - Should developer be required to cover entire parcel including public sidewalk and street portion given the expense of removing public utilities?
- Building Rehabilitation - Should developer be allowed to retain some of existing buildings on site? If so, should developer be required to rehabilitate and integrate existing buildings into new development?
- Arcades - Should arcades be required around building as suggested in EIR and UR Plan?
- Providence Street - Pedestrian Zone - How should this be treated? Should special building treatment be required along Providence Street at ground level? (Outdoor cafes/glassed restaurants, etc.).

- Subway - Should subway entrance and exit be integrated into building?
- Public Art - Should 1% public art be required in addition to developers assumption of costs for rebuilding sidewalks and Providence Street Pedestrian Way?
- Building Materials - Should small red brick to match that of adjacent Four Seasons Hotel be required?
- Hotel Connection - Should above grade connection between Arlington-Hadassah development and Four Seasons Hotel be allowed?

D. Public Improvements

- Should developer be required to construct all sidewalks and pedestrian areas around the site?
- Should developer be required to provide new street lighting, and street furniture as necessary?

E. Public Maintenance

- Should developer be required to maintain on a continuous basis public areas around site?
- Should developer be required to contribute to the maintenance of the Public Garden?

VIII. STAFF RECOMMENDATIONS

Development Parcel

- The development site should approximate the existing sub-parcel boundaries and not include the proposed thirty foot extension over the sidewalk and into Providence Street. Since the Four Seasons project decided not to use a similar area in the next block, this building would create an awkward intrusion into Providence Street if it were extended. In addition, design staff feel that the depth of the building with the additional thirty feet would make it nearly undevelopable, particularly for residential use. The recommended parcel is approximately 46,000 square feet.
- All the buildings presently on the site should be demolished. There are no buildings of significant historical or aesthetic value on the site nor are the existing buildings (with the possible exception of the R.M. Bradley structure) of comparable scale to the proposed new building.
- Due to the need for a left-hand turn at the Boylston/Arlington corner, the building site will have to be shaved back somewhat from its present configuration at that corner.

Use

- The building should be primarily residential in line with the City's policy to encourage housing around the Garden and Common.
- The first floor should be reserved for active retail uses, with the exception of space needed for entrances, lobbies and service.
- Two levels of underground parking should be required. No parking should be allowed at or above grade.

Development Program

-- Assuming development on the existing footprint of 46,000+ square feet, the following program might result in a 14 story residential/retail/parking structure of almost 700000 gross square feet:			
oor 1	Retail	25,000	square feet
	Lobby/garage entrance	19,500	
	Arcade	5,000	
2-14	Residential	518,500	
ow-grade	Garage	94,000	
rs			
		<hr/>	
		662,000	square feet
+ Retail/restaurant in building extension on Providence Street		10,500	square feet

Design

- This building must not 'play' just to Boylston Street, but must present equally strong facades to both Boylston and Providence Streets and must have major entrances on both sides.
- Building materials must be appropriate to the site and its context, i.e. regular size red brick, limestone, granite and/or brownstone. No pre-cast materials or glass curtain walls.
- The Arlington Street subway entrance/exit must be moved into a deep arcade running along the Arlington Street side of the building. The arcade should be approximately 20 feet deep by 24 feet high.
- The building should come to the property line on both Boylston and Providence Streets and only be arcaded along Arlington Street where the sidewalk is narrow now and the subway entrance must be moved.
- The garage and delivery entrance should be from Hadassah Way, not from Providence Street.

Developer Requirements

- The developer must be responsible for the reconstruction of the sidewalks surrounding the site. They must be built to the standards for the rest of Park Plaza -- brick sidewalks, acorn lights, large caliper trees, etc.
- The developer must be responsible for providing an active treatment along the Providence Street side of the building so that while the building itself would remain within the existing footprint there would be a glass (?) extension over the sidewalk/street area proposed for the larger building site. This extension would contain retail and/or restaurant uses.
- The developer must be responsible for the maintenance of the sidewalks and any landscaping along Park Plaza.
- The developer is required to devote 1% of construction cost to beautify the Public Garden and to works of art.
- In addition, the developer must contribute a modest amount annually for maintenance and improvements to the Public Garden.

PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1182
 ADDRESS 244-250 Boylston (Garden Bldg
(23-29 Providence)
 OWNER T.L. Storer, J.W. Lund Trs. of
Farragut Realty Tr. (R.M. Bradle
 LOT AREA 5,969

ASSESSED VALUE
 LAND 200,500
 BUILDING 163,500
 TOTAL 364,000

TAXES \$84,047.

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

PROPERTY DESCRIPTION

NUMBER OF STORIES 6 HEIGHT 75'
 SQUARE FOOTAGE 35,814
 MATERIALS Brick
 EXTERIOR ALTERATION minor moderate drastic
 CONDITION good fair poor
 DESCRIPTION Built 1912 fire-proof construction/J.A. Schweinfurth, Archt.

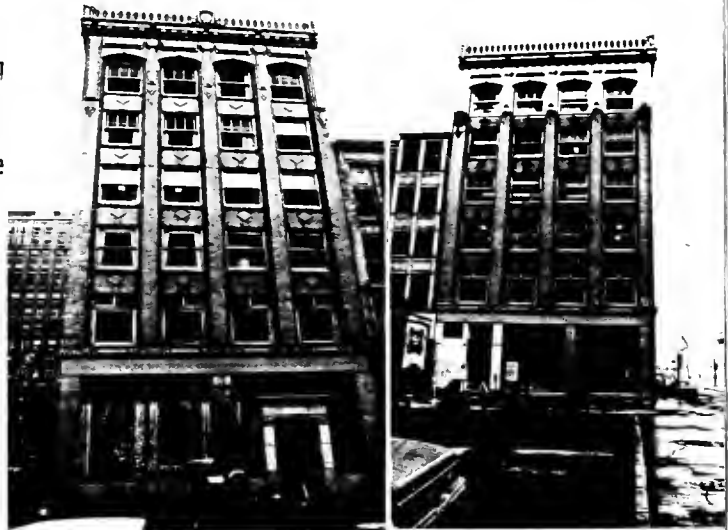
RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) #1147 1-13-82/\$8,650/4th. fl
improvements. #00548 9-11-81/\$6,500/1st. fl. improvements

TENANTS

GROUND FLOOR Office
 UPPER FLOORS Careful Cleaning Co. (208-203-204) Met. Cult. Alliance (205)
Howell Margt. (209) R.M. Bradley RE(4-5) (303&305) Hoyle Doran & Berry arch (61
~~PERCENT UNOCCUPIED~~ Davis & Marks arch (210 & 213) Baird Mfgs. agt/re 310
Rest Vacant

ESTIMATED ACQUISITION COSTS _____
 DEMOLITION COSTS _____
 RELOCATION COSTS _____

REHAB COSTS _____



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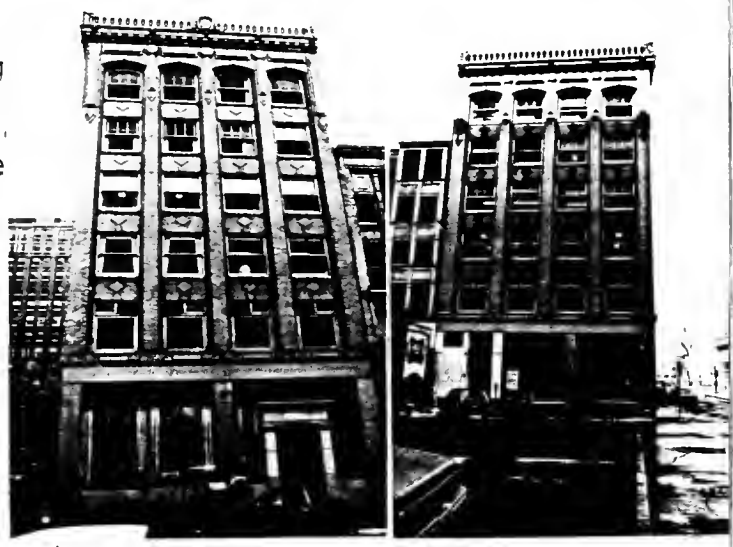
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Rest Vacant

ESTIMATED ACQUISITION COSTS
DEMOLITION COSTS
RELOCATION COSTS
REHAB COSTS

PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1181

ADDRESS 252-252a Boylston (31 Providen

OWNER Lee Fields Tr.

LOT AREA 2,931

ASSESSED VALUE

LAND 65,600
 BUILDING 29,600
 TOTAL 95,200

TAXES \$21,981

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

8-20-76 \$70,000 Lee Fields Tr.



PROPERTY DESCRIPTION

NUMBER OF STORIES 4 HEIGHT 52'

SQUARE FOOTAGE 11,724

MATERIALS Brick

EXTERIOR ALTERATION minor moderate drastic 1st floor altered

CONDITION good fair poor windows missing & boarded

DESCRIPTION _____

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) No record of recent improvements

TENANTS

GROUND FLOOR Thirty-one game lounge night club. (Skippers lounge & Disco)

UPPER FLOORS Vacant ?

PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____

PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

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PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1180

ADDRESS 256-258 Boylston (37 Providence)

OWNER Lee Fields Tr.

LOT AREA 2,914

ASSESSED VALUE

LAND	<u>75,200</u>
BUILDING	<u>25,800</u>
TOTAL	<u>101,000</u>

TAXES \$23,320

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

5-17-57, \$125,000 Lee Fields

PROPERTY DESCRIPTION

NUMBER OF STORIES 4 HEIGHT 50' (3 stories on Providence St.)
 SQUARE FOOTAGE 10,199
 MATERIALS Sandstone/aluminum windows/1st floor brick
 EXTERIOR ALTERATION minor moderate drastic 1st flr. altered/windows changed
 CONDITION good fair poor
 DESCRIPTION Construction permit 1921/Desmond & Lord arch (says 6 stories 75

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) No record of major improvements

TENANTS

GROUND FLOOR Benjamin's (rear entrance on Boylston)
 UPPER FLOORS Apparel Imports Inc. (2) Tailored Imports Inc. Adv. (3)/
Whitney Atwood Norcross Ass. Arch (3) / Vacant (4)
 PERCENT UNOCCUPIED 25%

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

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ESTIMATED ACQUISITION COSTS

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____

(photo)



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1179/1178/1183

ADDRESS 260-270 Boylston*
49-51 Providence

OWNER Boston Plaza Hotel Assoc.

LOT AREA 8,654

ASSESSED VALUE

LAND 249,000

BUILDING 0

TOTAL 249,000

TAXES \$57,494

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

3-25-81 (under 100) Boston Plaza Hotel Assoc.

7-16-80 \$425,000 Geo. Macomber Tr.

(from Women's Educational & Industrial Union)

PROPERTY DESCRIPTION

NUMBER OF STORIES - HEIGHT -

SQUARE FOOTAGE -

MATERIALS -

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor

DESCRIPTION Vacant Lot (Gravel)

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) _____

TENANTS

GROUND FLOOR Vacant Lot (former Women's Education & Industrial Union)

UPPER FLOORS _____

PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____

* 3 parcels
 260-266 Boylston (41-45 Providence)
 268-270 Boylston



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SQUARE FOOTAGE -
MATERIALS -
EXTERIOR ALTERATION minor moderate drastic
CONDITION good fair poor
DESCRIPTION Vacant Lot (Gravel)

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) _____

TENANTS
GROUND FLOOR Vacant Lot (former Women's Education & Industrial Union)
UPPER FLOORS _____
PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____
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RELOCATION COSTS _____
REHAB COSTS _____

* 3 parcels
260-266 Boylston (41-45 Providence)
268-270 Boylston
49-51 Providence



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL #1175/1176/1184

ADDRESS 276-280 Boylston, 55-65 Providence

OWNER G. J. Tecci

LOT AREA 6,805

ASSESSED VALUE

LAND 88,800

BUILDING 55,500

TOTAL 144,300

TAXES \$33,318

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

2-3-82/\$725,000/G.J. Tecci (includes 276 & 65 Providence)

(former owner J.H. Gardiner, F.C. Welch et. al
trs. of Real Estate Investment Tr. of America)

PROPERTY DESCRIPTION

NUMBER OF STORIES 2 HEIGHT 28'

SQUARE FOOTAGE 5,408

MATERIALS Sandstone (?) / black glass

EXTERIOR ALTERATION minor moderate drastic Storefront?

CONDITION good fair poor

DESCRIPTION

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST)

TENANTS

GROUND FLOOR Pier One Imports

UPPER FLOORS Pier One Imports

PERCENT UNOCCUPIED

ESTIMATED ACQUISITION COSTS

DEMOLITION COSTS

RELOCATION COSTS

REHAB COSTS



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ESTIMATED ACQUISITION COSTS

DEMOLITION COSTS

RELOCATION COSTS

REHAB COSTS

PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1178

ADDRESS 272 Boylston
(53 Providence)

OWNER McDonalds, Inc. (1973)

LOT AREA 2,729

ASSESSED VALUE

LAND 87,600
 BUILDING 78,900
 TOTAL 166,500

TAXES \$38,444.

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)
7-3-73 \$185,000 McDonald's, Inc.



PROPERTY DESCRIPTION

NUMBER OF STORIES 1 HEIGHT 16'

SQUARE FOOTAGE 2,729

MATERIALS brick / glass

EXTERIOR ALTERATION minor moderate drastic Facade changed-brick/aluminum

CONDITION good fair poor

DESCRIPTION _____

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) #187 2-13-73/\$110,000/basement
1st fl. improvements

TENANTS

GROUND FLOOR McDonald's Restaurant

UPPER FLOORS _____

PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____
 DEMOLITION COSTS _____
 RELOCATION COSTS _____

REHAB COSTS _____

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UPPER FLOORS _____

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ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1174

ADDRESS 284 Boylston

OWNER Gelotte Realty Co (1948)

LOT AREA 1,308

ASSESSED VALUE

LAND 22,200

BUILDING 13,400

TOTAL 35,600

TAXES \$8,220.

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

PROPERTY DESCRIPTION

NUMBER OF STORIES 2 HEIGHT 28'

SQUARE FOOTAGE 2,616

MATERIALS aluminum/glass

EXTERIOR ALTERATION minor moderate drastic 2nd flr. new aluminum/new

CONDITION good fair poor aluminum windo

DESCRIPTION _____

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) 8-7-68/\$9,500/storefront/inte

TENANTS

GROUND FLOOR Gelotte Claus' Camera Stores Inc.

UPPER FLOORS 2nd floor for lease

PERCENT UNOCCUPIED 50%

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____



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SQUARE FOOTAGE 2,616

MATERIALS aluminum/glass

EXTERIOR ALTERATION minor moderate drastic 2nd flr. new aluminum/new

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DESCRIPTION _____

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RELOCATION COSTS _____
REHAB COSTS _____



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1173ADDRESS 288-90 BoylstonOWNER Annie Leeder (1961)LOT AREA 2,685

ASSESSED VALUE

LAND 36,000BUILDING 15,000TOTAL 51,000TAXES \$11,775ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

PROPERTY DESCRIPTION

NUMBER OF STORIES 5 HEIGHT 55' (2 stories on Providence St)SQUARE FOOTAGE 9,396MATERIALS brick (painted green)EXTERIOR ALTERATION minor moderate drastic StorefrontCONDITION good fair poor

DESCRIPTION _____

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) #1077 9-8-70/\$30,000/1st & 2nd
Restaturant

TENANTS

GROUND FLOOR Seventh Inn RestaurantUPPER FLOORS Seventh Inn Res. (2)

PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____



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DEMOLITION COSTS

RELOCATION COSTS

REHAB COSTS



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1172ADDRESS 292-300 Boylston *
(73-81 Providence)OWNER R.S.R. Realty Co. Inc. (1953)
R.S. Robie/9 Newbury St.LOT AREA 6,843

ASSESSED VALUE

LAND 137,700BUILDING 154,700TOTAL 292,400TAXES \$67,515ZONING B-10 85'/130' (Sec. 16-6)RECENT SALES (YEAR/PRICE/PURCHASER)
1953/\$190,000/R.S.R. Realty Co. Inc.

PROPERTY DESCRIPTION	<u>5</u>	HEIGHT	<u>60' (296-300)</u>
NUMBER OF STORIES	<u>4</u>	HEIGHT	<u>55' (292-294)</u>
SQUARE FOOTAGE	<u>\$31,643</u>		
MATERIALS	<u>Sandstone/brick</u>		<u>Others altered</u>
EXTERIOR ALTERATION	<u>minor moderate drastic</u>		<u>Gatsby facade restored</u>
CONDITION	<u>good fair poor</u>		
DESCRIPTION			

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) #1492 4-12-78/\$15,000/1st fl. & basem
rest. #1361 9-18-64/\$10,500/elevatorTENANTS Providence St. Theos. & Sons Men's Shoes/Park Sq. Photo Lab.
Boylston
GROUND FLOOR 292 Walters Riding Apparel/298 Rouvalis Flowers/300 Gatsby's Res
UPPER FLOORS State Rehabilitation Comm. (3-5)

PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____

DEMOLITION COSTS _____

RELOCATION COSTS _____

REHAB COSTS _____

- * 2 buildings
292-294 Boylston (73-75 Providence)
296-300 Boylston (77-81 Providence)



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PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____

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RELOCATION COSTS _____

REHAB COSTS _____

- * 2 buildings
292-294 Boylston (73-75 Providence)
296-300 Boylston (77-81 Providence)



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

PARCEL 1171
ADDRESS 304-306 Boylston (Robie Building)
(85 Providence)
OWNER R.S.R. Realty Co. (1958)

LOT AREA 3,310

ASSESSED VALUE

LAND 148,200
BUILDING 75,800
TOTAL 224,000

TAXES \$51,721

ZONING B-10 85'/130' (Sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)
1958 - RSR Realty Co., Inc.

PROPERTY DESCRIPTION

NUMBER OF STORIES 6* HEIGHT 75'
SQUARE FOOTAGE 19,860
MATERIALS Sandstone?

EXTERIOR ALTERATION minor moderate drastic first & second floors altered
CONDITION good fair poor
DESCRIPTION built 1929 Isidor Richmond arch.

#189

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) 3-6-67/\$8,000/storefront 1st f

TENANTS

GROUND FLOOR Martini-Carl
UPPER FLOORS State Rehabilitation Comm (2-6) Econ. Research Assoc. (4)
Martini Carl (2) 7th (vacant)
PERCENT UNOCCUPIED

ESTIMATED ACQUISITION COSTS

DEMOLITION COSTS

RELOCATION COSTS

REHAB COSTS

* small 7th floor/3 stories on Providence St.



PARK PLAZA PARCEL INFORMATION SHEET

MARCH 1982

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* small 7th floor/3 stories on Providence St.

PARCEL 1170
ADDRESS 308-310 Boylston
OWNER Robert Epstein et. al (1981)
LOT AREA 2,459
ASSESSED VALUE
LAND 137,600
BUILDING 58,400
TOTAL 196,000
TAXES \$45,256.
ZONING B-10 85'/130' (sec. 16-6)



RECENT SALES (YEAR/PRICE/PURCHASER)
6-3-81 \$210,000 Robert Epstein et. al Tr. 308 Boylston Tr*
7-6-69 \$250,000 D. Weinstein-S. Gruber

PROPERTY DESCRIPTION
NUMBER OF STORIES 6 HEIGHT 75'
SQUARE FOOTAGE 14,754
MATERIALS brick
EXTERIOR ALTERATION minor moderate drastic 1st & 2nd flr. altered
CONDITION good fair poor
DESCRIPTION built 1912 Peabody & Stearns Archi. ?

RECENT IMPROVEMENTS (DESCRIPTION/YEAR/COST) No record of recent improve
Upper floors being renovated

TENANTS
GROUND FLOOR Martini Carl
UPPER FLOORS 2nd Martine Carl Inc. Offices/3rd Graham & Meus Arch./4th Holt
5th Design Alliance Archi./6th Vacant
PERCENT UNOCCUPIED _____

ESTIMATED ACQUISITION COSTS _____
DEMOLITION COSTS _____
RELOCATION COSTS _____
REHAB COSTS _____

* Purchased subject to unpaid mortgage (\$171,452.50) and unpaid taxes

PARCEL 1170ADDRESS 308-310 BoylstonOWNER Robert Epstein et. al (1981)LOT AREA 2,459

ASSESSED VALUE

LAND 137,600BUILDING 58,400TOTAL 196,000TAXES \$45,256.ZONING B-10 85'/130' (sec. 16-6)

RECENT SALES (YEAR/PRICE/PURCHASER)

6-3-81 \$210,000 Robert Epstein et. al Tr. 308 Boylston Tr*7-6-69 \$250,000 D. Weinstein-S. Gruber

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